



Lilac Avenue, Wickford

£375,000

- Living Room 12'6 x 12'
- Shower Room & Cloakroom
- Conservatory 12'3 x 7'3
- Detached Garage & Driveway
- 2 Bedrooms
- Newly Fitted Kitchen/Breakfast Room 20'8 x 11'6
- Garden to Rear
- No Onward Chain

Situated in this popular and established location on the London Road side of Wickford set within walking distance of town centre and mainline station is this 2 bedroom semi-detached bungalow having been extended to rear requiring some modernisation with accommodation including living room 12'6 x 12', bedroom 12' x 10', living/bedroom 2 11'2 x 10', newly fitted kitchen/breakfast room 20'8 x 11'6 and cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, detached garage via shared driveway and driveway to front providing off street parking. No onward chain.

2     D

Council Tax Band: C



Double glazed opaque door at side to:

ENTRANCE HALL

Access to loft.

SPACIOUS SHOWER ROOM

7'10 x 7'2

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin with vanity cupboards and drawers and large shower cubicle. Radiator/rail. Extensive tiled surround. Extractor fan.

LIVING ROOM

12'6 x 12'

Double glazed bay window to front. Radiator. Wood burner.

BEDROOM

12' x 10'

Double glazed half bay window to front. Radiator.

INNER HALL

Built in units.

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Extractor fan.

KITCHEN/BREAKFAST ROOM

20'8 x 11'6

Double glazed patio doors to rear garden. Radiator. Newly fitted base and

wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, microwave, hob and extractor fan. Space for fridge freezer. Integrated washing machine. Cupboard housing boiler. Double glazed window and double glazed door to:

CONSERVATORY

12'3 x 7'3

Double glazed windows to sides and rear. Double glazed patio doors to:

REAR GARDEN

Paved with shrub borders. 2 sheds.

DETACHED GARAGE

Shared driveway to detached garage with up and over door to front.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.

DISCLAIMER

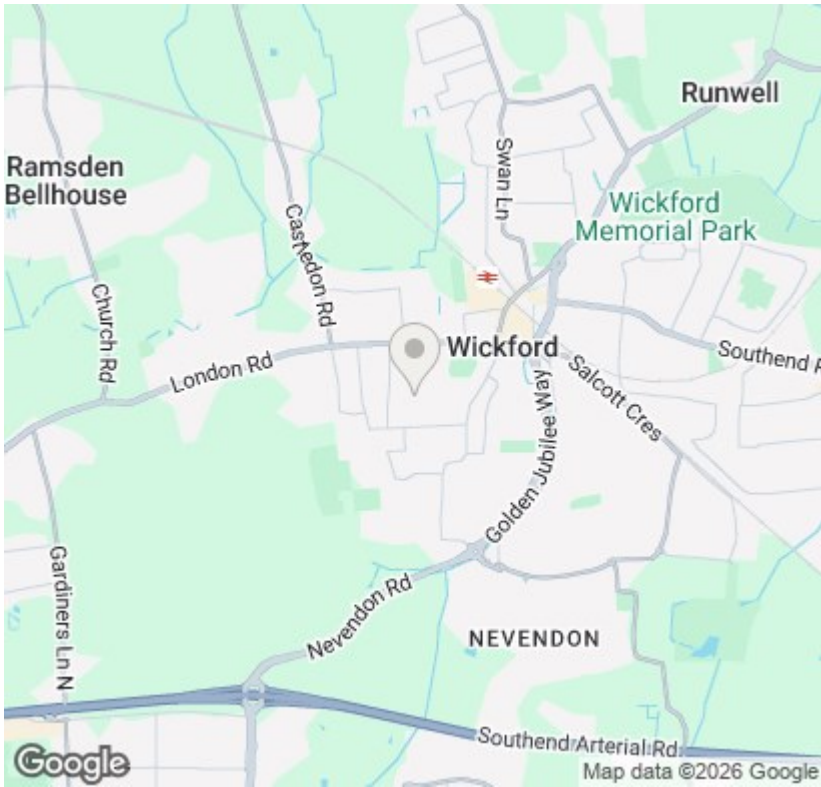
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on



information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.







EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

